



# SAN BENITO COUNTY PLANNING COMMISSION

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<b>Mark Tognazzini</b> District 1 <b>Chair</b>	<b>Valerie Eglund</b> District 2	<b>Pat Loe</b> District 3	<b>Ray Pierce</b> District 4	<b>Robert J. Rodriguez</b> District 5 <b>Vice-Chair</b>
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County Administration Building – Board of Supervisor Chambers, 481 Fourth Street, Hollister, California

## REGULAR MEETING MINUTES

**April 2, 2018**

**6:00 PM**

*Commissioners Present: All Present: Chair Mark Tognazzini, Vice-Chair Robert J. Rodriguez, and Commissioners Ray Pierce, Valerie Eglund, and Pat Loe*

*Staff Present: Principal Planner, Taven M. Kinison Brown; Permit Technicians, Julie Hursh and Jonathan Fox; County Counsel, Barbara Thompson; Special Counsel, Nadia Costa; and Clerk of the Board, Janet Slibsager*

### **6:00 PM ~ CALL TO ORDER**

*Chair Mark Tognazzini called meeting to order at 6:04 pm.*

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

### **BOARD ANNOUNCEMENTS**

### **DEPARTMENT ANNOUNCEMENTS**

### **PUBLIC COMMENT**

*There were no public comments during this opportunity.*

### **CONSENT AGENDA**

- 1. Acknowledgement of Public Hearing Notice*
- 2. Acknowledge Certificate of Posting*

3. *No minutes were available for review.*

## REGULAR AGENDA

## DISCUSSION

## PUBLIC HEARING

### 1. **Vesting Tentative Subdivision Map TSM 15-94. The Bluffs at Ridgemark.**

**OWNER:** Roy and Rita Lompa. **APPLICANT:** Bates/Stringer LLC. **LOCATION:**

The approximately 50-acre project site is located in unincorporated San Benito County 0.7 miles south of the City of Hollister, outside the City's sphere of influence and 0.9 miles west of State Route (SR) 25. The project site is bordered on the west by Southside Road. The proposed project would be accessed through Ridgemark Drive, off of State Route 25/Airline Highway. A second full-access road alternative is proposed to connect down-slope to Southside Road. (APNs: 025-420-005, 006, 019).

**PROJECT DESCRIPTION:** A request for a vesting tentative map to subdivide an approximate 50-gross acre site into 90 residential lots, with three (3) neighborhood parks and a six-foot wide paved bicycle/pedestrian path constructed throughout the development, separated from the roadway by curb and gutter. Lots sizes would range from 8,550 square feet to ~29,000 square feet, and home sizes are expected to range from 2,400 square feet to 3,500 square feet. **GENERAL PLAN DESIGNATION:** RM Residential Mixed. **ZONING DESIGNATION:** R1 Single Family Residential.

**ENVIRONMENTAL EVALUATION:** A draft Environmental Impact Report (EEIR) has been prepared for **The Bluffs at Ridgemark** project which was previously circulated for public comment, and those comments have been responded to in a proposed **Final Environmental Impact Report (FEIR)**. This **FEIR** is being made available for public review prior to the Planning Commission's action on the matter and possible certification of the EIR, March 21, 2018. The FEIR will be available for public review Friday, March 9, 2018 through March 21, 2018. A link to the Draft and Final EIR documents will be available for viewing on the County of San Benito Website: [www.cosb.us](http://www.cosb.us) under Recent News. Hard copies will also be made available at the Resource Management Agency public counter at 231 Technology Parkway, Hollister and the San Benito County Free Library at 470 5<sup>th</sup> Street, Hollister, CA 95023 (<http://sbcfl.org/>). **Planner: Taven M. Kinison Brown** ([tkinisonbrown@cosb.us](mailto:tkinisonbrown@cosb.us))

*Presentation by Principal Planner, Taven M. Kinison Brown.*

*Megan Jones presented the environmental review process and determinations.*

*Principal Planner Kinison Brown presented that the Planning Commission Resolution to approve the project, Exhibit "E", has been updated. Staff stated that the project needs two access roads.*

*Commissioner Pierce asked if any other options have been considered other than having the new road that connects to Southside.*

*Planner Kinison Brown would like the applicant to speak about that.*

*Applicant Scott Stringer of Bates/Stringer LLC introduced himself and mentioned that his partner Fred Bates is also present at this meeting. He has 80 years of experience developing. Bates/Stringer has built a few existing homes in Ridgemark. Would like direction from the board regarding the bike lanes as to if they should keep or remove to match the rest of Ridgemark. Possibly building a traffic circle at the entry to help with traffic. They are prepared to help update and upgrade the existing parks in Ridgemark. Bluff access will have a gate. Hollister Fire prefers that there be access to the West. The existing access to Southside is a one lane road.*

*Commissioner Eglund asked what the grade of the bluff road to Southside will be and if this will be encouraging kids to walk or bike to Southside School? She feels as if this will be very dangerous for the children.*

*\*\*A video showing a rendering of the proposed development was shown at this time.*

*Chair Tognazzini opened meeting to public questions.*

*Public speaker Karl Skow, doesn't like the option of the Southside access. Stated that the original EIR calls for widening with bike lanes.*

*Public speaker Michael Robustelli, said traffic is currently a zoo. A stop light is needed before this property is developed.*

*Public speaker Dan Balcazar, is the president of the Ridgemark HOA. Doesn't see major problems, and will remain fairly neutral on "the road." The RHA residents will have a say (with a vote soon).*

*Public speaker Tim Johns, asked to keep original contract of 1984 that had the intent of open space with County like lots.*

*Public speaker Stephen Mills, lives adjacent to the property and says he has never been notified. Just found out this afternoon about development. Not part of the Ridgemark HOA.*

*Public speaker Stephen Rosati, stated he believes that CC&Rs do not allow for two story houses and would like for the 4 lane widening to happen even if the Wynn commercial property doesn't happen. Minimum lot sizes are under 10,000 square feet.*

*Public speaker Penny Bettencourt, spoke about the current 1 lane access road to Southside. Stated that there is an agreement for access and the gate is only opened two to three times a day for the kids going to school. Spoke about the need to change*

*the RHA CC&Rs and or issue variances to allow the project within the RHA structure.*

*Public speaker Richard Bettencourt stated his main concern is the water runoff from the new access road to Southside.*

***Closed to public speakers at 7:53 pm and a break was given.***

*Environmental Consultant Megan Jones addressed traffic analysis questions.*

*Applicant Scott Stringer addressed concerns*

*Legal counsel with Bates/Stringer LLC addressed questions and concerns*

*A discussion between commissioners took place.*

***A motion** was offered by Commissioner Rodriguez to approve the project, allowing for Streets and roads to deviate from County standards by not requiring sidewalks, pathways and bike lanes. The motion was seconded by Chair Tognazzini and discussed. The motion failed 2-3.*

***A break was called for staff to confer.***

*Upon staff's return to the hearing chambers, Principal Planner Kinison Brown asked the Planning Commission to clarify outstanding matters and points of concern, so that should there be a continuance of the matter, that staff time and efforts would be productive and responsive to the needs of the Commission.*

*Commissioner Pierce said bullet points are as follows: Road widening, access to Southside abandoned, and affordable housing.*

*The applicant interjected to the hearing body and public that they would be willing to provide on-site second units to meet the 15% affordable housing targets required by code.*

***A new motion** was made by Commissioner Egland, and seconded by Vice-Chair Rodriguez to approve the project as recommended by staff (CEQA Resolution Exhibit D, and Subdivision Approval Resolution Exhibit E) with an additional condition of approval for the applicant to construct onsite second units at 15% (of the ratio of the 90 units = 13 units). The motion carried 3-2 with Commissioners Pat Loe and Ray Pierce dissenting.*

**ADJOURN at 9:46 pm to the Regular Meeting of April 18, 2018 at 6:00 pm**

**Minutes prepared by:** *Principal Planner, Taven M. Kinison Brown and Permit Technician, Julie Hursh*